

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING: March 18, 1970

Appeal No. 10314 Raymond-David Construction, Inc., Appellant
THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, Appellee

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of March 24, 1970.

EFFECTIVE DATE OF ORDER: September 2, 1971

ORDERED:

That the appeal for variance from the minimum lot width requirements, side yard, lot occupancy, rear yard and from Sec. 7205 to permit parking in front of and less than 10 feet from building at the east side of 57th St. and Chesapeake RR, N.E., lots 5-10, Square 5227, be GRANTED.

FINDINGS OF FACT:

1. The subject property is located in an R-2 District.
2. The property is currently unimproved.
3. The appellant proposes to erect semi-detached houses with parking in front of and less than ten feet from the building (See Exhibit #2).
4. The subject lots dimensions are as shown on Exhibit 2. The minimum lot dimensions for dwellings in the R-2 District are 3,000 square feet in lot area and 30 feet in width.
5. Opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that the appellant has proven a hardship within the meaning of the variance clause of the zoning regulations and that a failure to grant the relief requested will prevent a reasonable use of the property as zoned. The granting of the appeal will not adversely affect the use of neighboring property nor impair the intent, purpose or integrity of the zone plan.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____

GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.